



## APPLICATION

## SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0024

PROPERTY LOCATION: 420 Hume Avenue

TAX MAP REFERENCE: 025.01-02-23 ZONE: CSL

**APPLICANT:**

Name: Gregory A. Ramsey dba Legends Motorworks

Address: 300 Calvert Avenue Alexandria VA 22301

PROPOSED USE: Automotive Repair facility / Light

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Gregory A. Ramsey  
Print Name of Applicant or Agent

[Signature] 04/13/2011  
Signature Date

300 CALVERT AVENUE  
Mailing/Street Address

(W) 703-548-1330 703-894-0057  
Telephone # Fax #

ALEXANDRIA VA 22301  
City and State Zip Code

legendsmotorworks@gmail.com  
Email address

ACTION-PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

ACTION-CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

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**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 420 Hume Avenue, I hereby  
(Property Address)  
grant the applicant authorization to apply for the Light Automotive Repair use as  
(use)  
described in this application.

Name: Betty I. Treger Phone: 703-503-9026  
Please Print  
Address: 9026 Parliament Dr. Burke, VA, 22015 Email: N/A  
Signature: Betty I. Treger Date: 4/8/2011

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Gregory A. Ramsey 100%  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

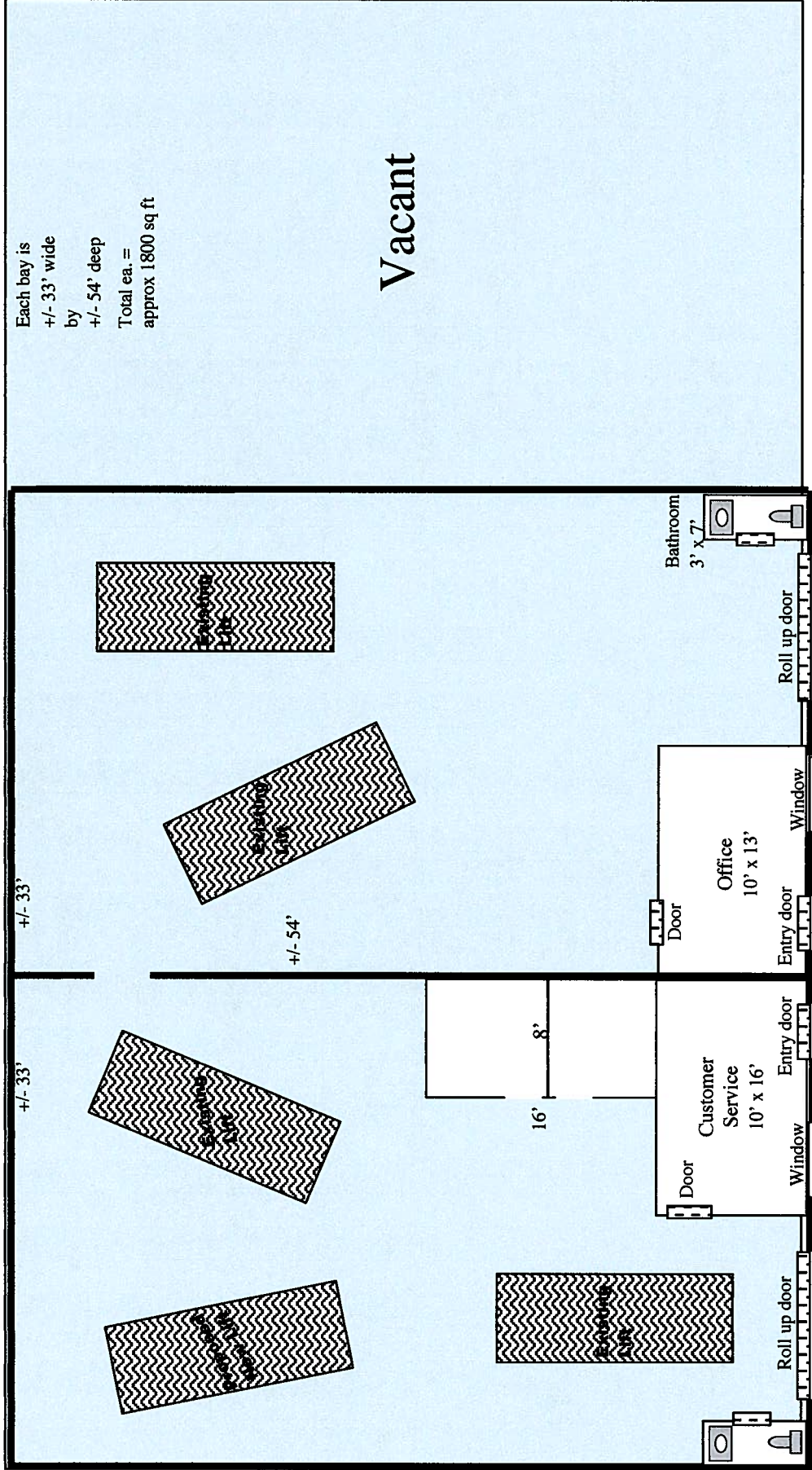
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420 and 422 Hume Avenue (~3600 sf)

Legends Motorworks

Gregory A. Ramsey, applicant

Scale: 1 inch = 10 feet



424 Hume Avenue

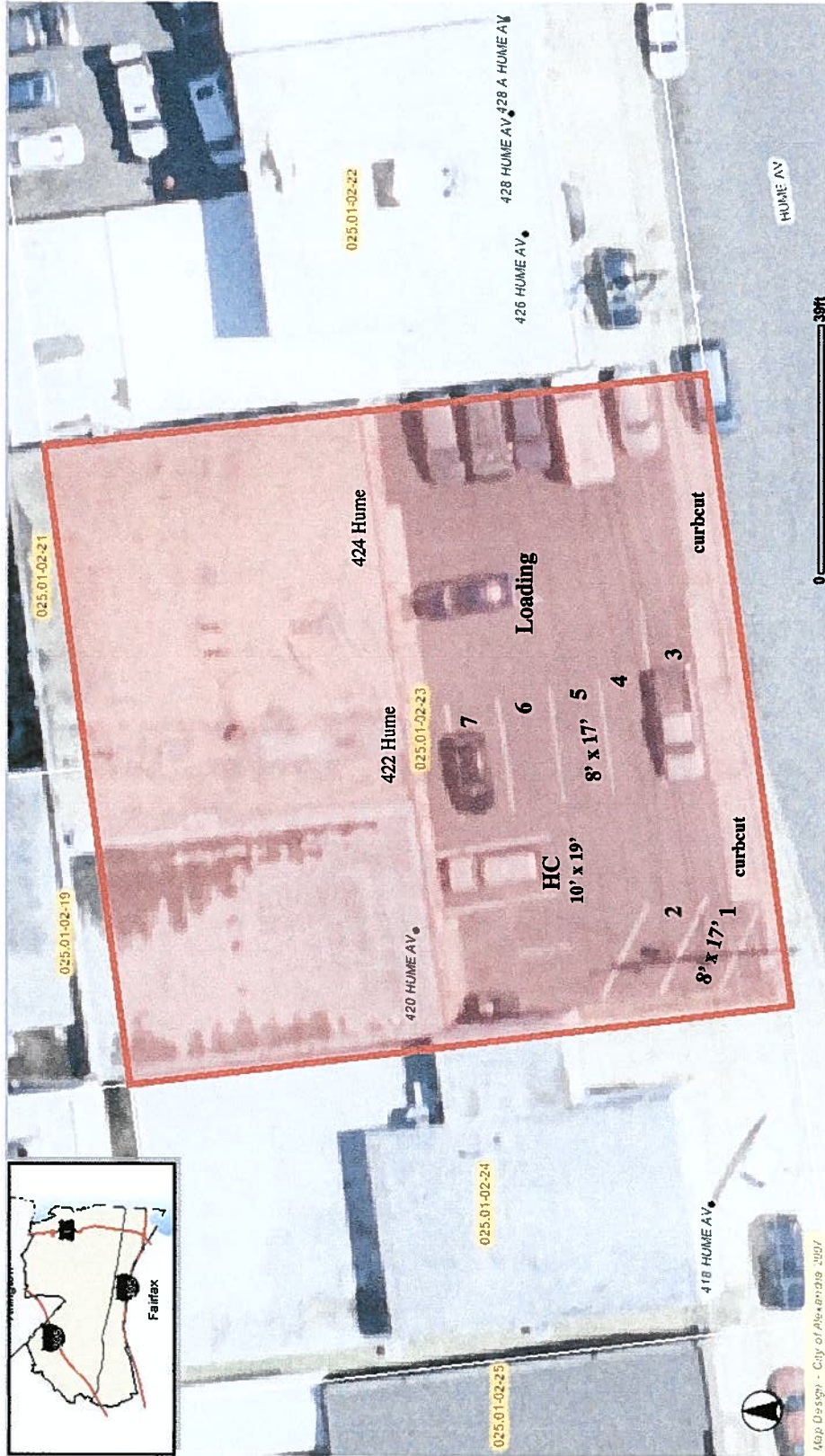
Parking Lot (5 spaces)

420 Hume Avenue 422 Hume Avenue

Parking Lot (7 standard, 1 HC, 1 Loading space)



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Legends Motorworks 420 & 422 Hume Avenue



# City of Alexandria Application

## LEGEND

- Search Address
- SUP Addresses
- Plats
- Address Points
- City Boundary
- Parcels
- Buildings
- Metrorail Tracks
- Blue
- Yellow
- Yellow Blue
- Road Centerlines
- Arterial Primary
- Collector Residential Collec
- Expressway
- Other Roads
- Roads
- Water
- Potomac River
- Other
- Plats
- City of Alexandria

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## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Gregory A. Ramsey	300 Calvert Avenue Alexandria, VA 22301	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 420 Hume Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Betty I. Tregger	9036 Parliament Drive Burke, VA 22015	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. <del>Gregory A. Ramsey</del>	None	None
2. Betty I. Tregger	None	None
3. None	None	None

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

04/13/2011  
Date

Gregory A. Ramsey  
Printed Name

Signature

**Alexandria City Council**

William Euille  
Kerry Donely  
Frank Fannon IV  
Alicia Hughes  
Rob Krupicka  
Redella "Del" Pepper  
Paul Smedberg

**Planning Commission**

John Komoroske  
H. Stewart Dunn  
Jesse Jennings  
Donna Fossum  
Mary Lyman  
J. Lawrence Robinson  
Eric Wagner

**Board of Zoning Appeals**

Mark Allen  
Geoffrey Goodale  
John Keegan  
Stephen Koenig  
David Lantzy  
Jennifer Lewis  
Eric Zander

**Board of Architectural Review**

**Old and Historic District**

Chip Carlin  
Oscar Fitzgerald  
Thomas Hulfish  
Arthur Keleher  
Wayne Neale  
Peter Smeallie  
John Von Senden

**Board of Architectural Review**

**Parker-Gray District**

William Conkey  
Robert Duffy  
Christina Kelley  
H. Richard Lloyd, III  
Douglas Meick  
Philip Moffat  
Deborah Rankin

Updated 7/27/2010

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

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If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

[ ] **Yes.** Provide proof of current City business license

[ ] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

### NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

See Attachment B, pages 1-3



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## Attachment B

## NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Mr. Gregory Ramsey seeks the following: 1) a change of ownership to continue operating an existing business performing 'Automotive Repair, any type' granted by SUP1998-B to Mr. Raymond Friedman, dba 'Great Escape Auto Repair' at 420 Hume Avenue; 2) to amend the special use permit to reflect the true intensity of the business activity; and 3) to amend the special use permit for 'Light Automotive Repair' to continue providing customers with non-conforming use services, specifically transmission repair or replacement installation not to include rebuilding.

## Background:

Mr. Friedman was granted SUP#1998<sup>1</sup> on May 18, 1987 with condition of a one-year review (SUP#1998-A). An additional one-year review was performed at which time Mr. Friedman was granted SUP#1998-B<sup>2</sup> on October 14, 1989. The special use permit allowed for a public garage, approximately 1500 sf in size, occupying the west-most bay of a one-story, three bay structure. The building was located within what was then designated the Industrial-1 zone.

In 1992 the city of Alexandria adopted an update to the Zoning Ordinance, which down zoned the subject property from Industrial 1 to CSL/Commercial Service Low. The new CSL zone restricts automotive repairs uses to exclude rebuilding, replacement or repair of transmissions.

Sometime in the early 1990's, Mr. Friedman expanded the business to occupy the central bay of the building. Although there is not an official record of a SUP being granted, by 1997 the City was fully aware of the expansion and noted such in a Planning staff report concerning 417 Hume Avenue.

On March 20, 2011, Mr. Friedman suddenly died of heart attack at home alone. He left no will or designated heir. Mr. Ramsey, a long-term contract employee has negotiated to purchase business assets and rights to operate the business under a new name to be known as Legends Motorworks, LLC.

Legends Motorworks, LLC plans to engage in light automotive repair as defined in section 2-116 of the Zoning Ordinance including occasional replacement installation or minor repair of transmissions (but no rebuilding) in accordance with all codes and regulations. Customers may leave their vehicle for service or wait for repairs to be completed, weekdays from 8:00 A.M. to 6:00 P.M. routinely. On occasion Legends Motorworks, LLC may offer services on Saturday from 8:00 A.M. to 6:00 P.M. The site is less than one block from Route 1 and is surrounded by other CSL uses that buffer its activities from residential uses.

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<sup>1</sup> See Attachment B, pg 2: Staff report discussion

<sup>2</sup> See Attachment B, pg 3: List of Staff Recommended Conditions

SUP 1998

## DISCUSSION:

1. The applicant, Raymond A. Friedman, is requesting a special use permit to operate a public garage for the mechanical repair of automobiles at 420 East Hume Avenue.
2. The subject property is one (1) lot of record having 100 feet of frontage on East Hume Avenue, a depth of 105 feet and a lot area of 10,500 square feet. The property is developed by a one (1) story building divided into three equal portions each having a drive-in bay as well as standard entrance door leading to an office. The applicant proposes to lease the west portion of the building while Del Ray Glass and Mirror is in the center portion and Glasscrafters Stained Glass is in the east portion.
3. The subject floor area is approximately 50 feet by 30 feet and contains approximately 1,500 square feet.
4. The applicant proposes to do automobile repairs including tune-ups, oil changes, transmission repair, brake work, front end alignment and related activities. No body or fender work will be undertaken.
5. The applicant proposes to operate between the hours of 7:00 A.M. to 8:00 P.M., Monday through Saturday.
6. One (1) employee will be on the premises during the hours of operation.
7. Required off-street parking for this use based on one (1) space per 400 square feet is four (4) off-street parking spaces. The required parking for the Del Ray Glass Shop and Glasscrafters is 8 spaces. There are a total of approximately 12 parking spaces on the subject property.
8. Section 7-6-25(a)(14) of the City Code allows public garages in the I-1, industrial zone with a special use permit.
9. The applicant is advised that in accordance with Section 7-6-194 of the City Zoning Code, construction or operation shall be commenced within one (1) year of the date of the granting of a special use permit by City Council or the use permit shall become void.

## MAJOR THOROUGHFARE PLAN:

East Hume Avenue is shown as a residential collector street on the Major Thoroughfare Plan Map.

## ZONING HISTORY:

The current Fifth Revised Zoning Map of 1963 indicates the subject property as zoned I-1, Industrial, which has remained since adoption of the Third Revised Zoning Map of 1951.

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## ATTACHMENT B

SUP 1998-B

## STAFF RECOMMENDATION:

Recommend approval subject to all applicable codes and ordinances and staff recommendations:

1. That the permit be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&CD SUP #1998-A)
2. That no more than six vehicles be parked or stored outside at any time. (P&CD SUP #1998-A)
3. That no repair work be done outside. (P&CD SUP #1998-A)
4. That repair work done on the premises be restricted to mechanical repairs. (P&CD SUP #1998-A)
5. That the hours of operation be restricted to between 7:00 A.M. and 8:00 P.M., Monday through Saturday. (P&CD SUP #1998-A)
6. That no junked, abandoned, or stripped vehicles be parked or stored outside. (P&CD SUP #1998-A)
7. That no vehicle parts, tires, or other materials be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&CD SUP #1998-A)
8. That no vehicles be displayed, parked, or stored on a public right-of-way. (P&CD SUP #1998-A)
9. That dumpsters or other type of refuse collector not be placed on the public rights-of-way. (Planning Commission SUP #1998-A)



**USE CHARACTERISTICS**

4. The proposed special use permit request is for (check one):

- ☐ a new use requiring a special use permit,  
☐ an expansion or change to an existing use without a special use permit,  
☒ an expansion or change to an existing use with a special use permit,  
☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?  
 Specify time period (i.e., day, hour, or shift).

Average 6 clients per day

- B. How many employees, staff and other personnel do you expect?  
 Specify time period (i.e., day, hour, or shift).

2 per day

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Monday - Saturday

Hours:

7:00 A.M. - 8:00 P.M.

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Typical noise from pneumatic tools, engine noise

No anticipated patron noise.

- B. How will the noise be controlled?

Best practices eg closing work bay doors

8. Describe any potential odors emanating from the proposed use and plans to control them:

Typical odors eg motor oil, fluids, ect.

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

office paper, light cardboard, spent parts, tires

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

2 bags per day

- C. How often will trash be collected?

Paper trash is collected weekly.

- D. How will you prevent littering on the property, streets and nearby properties?

Area is policed daily for debris. No spent parts are stored improperly.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☒ Yes.

☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Brake Cleaner 5 ~~20~~ gals/mo Motor oil ~ 50 gallons/month

Anti-freeze 15-20 gals/mo

Hazardous materials are stored OSHA approved containers located inside the building awaiting pick up by a certified disposal company.

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes.      ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Spray degreasing solvents e.g. Simple Green

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

All hazardous waste and organic compounds are stored approved containers within the building and disposed of properly.

## ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes      ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.



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## PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

1 + 5\* Standard spaces      \* INSIDE BUILDING  
\_\_\_\_\_ Compact spaces  
1 Handicapped accessible spaces.  
1 Other. LOADING

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☒ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 1

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

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- B. Where are off-street loading facilities located? on site
- C. During what hours of the day do you expect loading/unloading operations to occur?  
Monday - Friday 8:00 AM - 3:00 PM
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
Daily

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Adequate access exists

## SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? 1800 square feet.

18. What will the total area occupied by the proposed use be?

1800 sq. ft. (existing) + 1800 sq. ft. (addition if any) = 3600 sq. ft. (total)  
by SUP 1998B

19. The proposed use is located in: (check one)
- ☒ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: \_\_\_\_\_
- ☐ an office building. Please provide name of the building: \_\_\_\_\_
- ☐ other. Please describe: \_\_\_\_\_

End of Application



## APPLICATION - SUPPLEMENTAL

### AUTOMOBILE-ORIENTED USES

*Supplemental information to be completed by applicants requesting special use permit approval of an automobile-oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).*

1. What type of automobile oriented use do you propose?

- ☐ automobile or motor vehicle parking or storage lot.  
☐ automobile or trailer rental or sales.  
☐ automobile service station.  
☐ automobile repair, including car wash.

☒ other: Automotive Repair, light to include transmission repair or installation  
 (no rebuilding on-site)

2. What types of repairs do you propose to perform?

Continuation of services allowed by SUP # 1998B; light automotive repair including  
tune-up, lubrication, alignment, fuel and cooling systems, brake work,  
muffler and small item replacement, and transmission repair or replacement.

3. How many of each of the following will be provided?

5 hydraulic lifts or racks  
0 service pits  
2 service bays

4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

Customers will arrive and leave at staggered times; approximately 3-6 at  
any one time. Employees will park on-site. On-site parking: 4 vehicles  
on lifts and 1 vehicle on ground inside building; 7 standard spaces, 1  
handicap space and 1 loading space in adjoining lot. All vehicles are garaged  
overnight.

5. Will a loudspeaker or intercom system be used outside of the building? ☐ Yes ☒ No

Please note: All repair work must occur within an enclosed building.